

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142443/FH/2025
Date registered valid: 17 March 2025
Proposal: Construction of multi level timber decking to rear of property.
Address: 60 Osborne Road, Manchester, M19 2DY
Ward(s): Levenshulme Ward

Applicant: Mr Lowell Wallbank
Agent (if any): Mr Lloyd Feathers, Feathers Creative
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 April 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 April 2025 Expired: 2 May 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

This application relates to a traditional, mid terraced dwellinghouse along a short row of three properties within a residential setting of Levenshulme ward.

Osborne Road is characterised by a number of larger type period properties, of which, some appear to have been converted into flats and bedsits.



(Site visit 23.04.2025)



The application site benefits from amenity space to the front and rear elevations, including boundary screening whilst incorporating a gated access along the rear garden. There is existing elevated stepped access to both front and rear elevations. Car parking is along the street and bins are stored within curtilage behind boundary treatment.

Site History

- 078063/FO/2005/N2A - Retrospective Planning Application for erection of rear dormer extension, APPROVED 15.02.2006
- 076956/FO/2005/N2 - Retrospective application for change of use from dwellinghouse to house in multiple occupation and erection of dormer window in rear of roof, REFUSED 15.12.2005
- 074135/FO/2004/N2 - Conversion of basement to form self contained flat, APPROVED 28.02.2005
- 065852/FO/NORTH2/02 - Conversion and change of use of basement into a self contained flat, NOT PROCEEDED WITH 19.11.2002
- F14769 - Conversion of dwellinghouse into 3flats, APPROVED 03.03.1981

Description of development

The submitted application proposes construction of a multi level timber decking with associated stepped access and balustrades, together with border planters to the rear of property.

The combined proposed decking associated steps and balustrades would involve a mid deck area + stepped access + a lower deck area, whilst incorporating 3no. planters - (1no. along the common shared boundary with no. 58 Osbourne Road, 2no. along the common shared boundary with no. 62 Osbourne Road and the existing cellar access.

The overall proposed height when measured from the rear garden floor level would be approximately 1960mm, although it would not project above the existing common shared boundary fence with no. 58 Osbourne Road.

Proposed constructional materials would comprise of southern yellow pine decking and subframe steel balustrade Corten steel planters and as annotated on the submitted information

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

Principle

The proposed operational development is to a residential dwelling, this is considered acceptable in principle as many people prefer to extend and alter their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (construction of a multi level timber decking with associated stepped access and balustrades; together with border planters to the rear of property) - In the case of the application site, the existing rear garden is sizable. There are varying ground heights along the rear garden, including an existing stepped access. Due to the differing ground levels, it is anticipated that the raised decking along the rear elevation, would facilitate a level access from the internal ground floor of the property.

Additionally, when stood on the proposed mid deck area and facing the common boundary with no.62 Osborne Road, the outlook is that of a significantly blank wall. The overall proposed height when measured from the rear garden floor level would be approximately 1960mm, although it would not project above the existing common shared boundary fence line with no.58 Osborne Road. Therefore, within this context, it is considered that the proposal would not unduly impact on the visual or residential amenity of the adjoining and neighbouring properties, nor is it considered that the proposal would result in undue overlooking or loss of privacy in context with its relationship with the immediate neighbouring houses.

For the reasons outlined, and subject to conditions, it is considered that the proposed development could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed multi level timber decking with associated stepped access and balustrades to the rear of property would not be visible from the immediate highway. It can only be seen by the occupiers along the rear of the application site,

particularly those immediate properties at nos. 58 and 62 Osborne Road. The proposed constructional materials comprise of southern yellow pine decking and subframe steel balustrade Corten steel planters and as annotated on the submitted information. It is considered that the proposed materials would not be out of character for a development of this nature and therefore in terms of design and appearance the proposed works would not present any significant adverse impacts to the character of the dwelling house or the general area; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the proposal could be accommodated in this location, in terms of the proposed design, scale and massing, thereby allowing the occupiers to adapt their home to meet their needs, without unduly or detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. Therefore for these reasons, it is considered that the proposal responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 17 March 2025.

- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 17 March 2025.
- Existing Plans and Elevations, Drawing No: 03, received by the City Council as the Local Planning Authority on 17 March 2025.
- Proposed Plan and Elevations, received by the City Council as the Local Planning Authority on 17 March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy SP1 and DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those as stated on the submitted information and approved drawings.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

62 Osborne Road, Levenshulme, Manchester, M19 2DY
60A Osborne Road, Levenshulme, Manchester, M19 2DY
Flat 3, 81 Osborne Road, Levenshulme, Manchester, M19 2DZ
Flat 2, 81 Osborne Road, Levenshulme, Manchester, M19 2DZ
Flat 1, 81 Osborne Road, Levenshulme, Manchester, M19 2DZ
58 Osborne Road, Levenshulme, Manchester, M19 2DY
189 Slade Lane, Manchester, M19 2AE
187 Slade Lane, Manchester, M19 2AE
185 Slade Lane, Manchester, M19 2AE
79 Osborne Road, Levenshulme, Manchester, M19 2DZ
183 Slade Lane, Manchester, M19 2AE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA